180.0	0012	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,700 / 668,700
					USE VALUE:	668,700 / 668,700
					ASSESSED:	668,700 / 668,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WADSWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALPARTIDA ANA DE LORENA &
Owner 2:	MALPARTIDA FREDDY ENRIQUE
Owner 3:	
Street 1:	24 WADSWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MONAGLE JANET M/ TRUSTEE & -
Owner 2:	DOHERTY MARY P/TRUSTEE -
Street 1:	24 WADSWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,478 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Aluminum Exterior and 2521 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9478.000	224,500	500	443,700	668,700
Total Card	0.218	224,500	500	443,700	668,700
Total Parcel	0.218	224,500	500	443,700	668,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.25 | /Parcel: 265.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 122584

GIS Ref

GIS Ref

Insp Date 08/25/18

!14188!

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0012-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,500	500	9,478.	443,700	668,700	668,700	Year End Roll	12/18/2019
2019	101	FV	181,700	500	9,478.	443,700	625,900	625,900	Year End Roll	1/3/2019
2018	101	FV	173,700	500	9,478.	374,000	548,200	548,200	Year End Roll	12/20/2017
2017	101	FV	164,400	500	9,478.	342,300	507,200	507,200	Year End Roll	1/3/2017
2016	101	FV	164,400	500	9,478.	291,600	456,500	456,500	Year End	1/4/2016
2015	101	FV	163,500	600	9,478.	253,600	417,700	417,700	Year End Roll	12/11/2014
2014	101	FV	163,500	600	9,478.	234,500	398,600	398,600	Year End Roll	12/16/2013
2013	101	FV	163,500	600	9,478.	223,100	387,200	387,200		12/13/2012

PRINT

Date	Time
12/11/20	04:03:33

LAST REV

Date	Time
01/25/19	10:25:32

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14188

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONAGLE JANET M	68502-565		11/30/2016		519,000	No	No		
MONAGLE JANET M	67080-441		4/13/2016	Convenience	99	No	No		
GUANCI JOSEPHIN	31342-431		4/26/2000	Family	1	No	No		
GUANCI JOSEPHIN	28522-370		5/10/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	122584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2017	502	Manual	2,000	C				
12/22/2016	1560	Add Bath	4,000	O				
6/10/2003	432	Porch	1,650					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	HS	Hanne S
7/31/2018	MEAS&NOTICE	BS	Barbara S
10/6/2016	Measured	DGM	D Mann
10/15/2008	Meas/Inspect	163	PATRIOT
12/23/1999	Meas/Inspect	263	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9478		Sq. Ft.	Site		0	70.	0.67	7			Med. Tr	-10					443,733						443,700	

Total AC/HA:	0.21758	Total SF/SM:	9478	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	443,733	Spl Credit		Total:	443,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.33314896
Const Adj.:	1.00239968
Adj $ / SQ:	126.953
Other Features:	85384
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361572
Depreciation:	137036
Depreciated Total:	224536

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

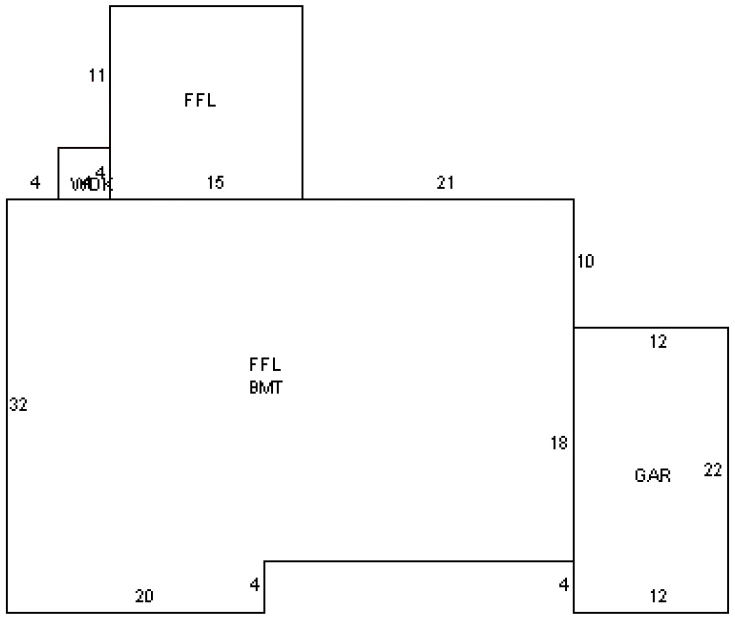
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	126.95
Special Features:	0	Val/Su Net:	71.75
Final Total:	224500	Val/Su SzAd	146.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,537	126.950	195,127
BMT	Basement	1,312	56.650	74,328
GAR	Garage	264	24.530	6,476
WDK	Deck	16	16.040	257

Net Sketched Area: 3,129 | Total: 276,188

Size Ad 1537 | Gross Are 3129 | FinArea 2521

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 180.0-0012-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1980	4.48	T	31.2	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500